



School Lane, Sandbach, CW11 3QL.
Offers in Excess of £575,000

Whittaker Est. 1930
& Biggs

School Lane, Sandbach, CW11 3QL.

This detached bungalow is full of potential and surprises. From its frontage it's not immediately apparent that this property is offered with approximately two acres of land together with a stable block providing housing for three horses.

What is also surprising is that this property has five bedrooms over two floors providing deceptively spacious accommodation that can be utilised to the purchaser's requirements. The property however also offers much scope to reconfigure and extend to create a vast family home which takes full advantage of the surrounding field views.

Located within the quaint semi rural location of Warmingham, this property offers a taste of the good life without being isolated as you are only five minutes drive away from Sandbach with its bustling market town and train station. You are also within a village setting having local schools, picturesque canal walks all close by.

The land is a fantastic addition to the home with a manageable two acres which is fully fenced as well as being relatively level. The land will appeal to both experienced landowners as well as those newly in pursuit of rural lifestyle and its many benefits. There are also attractive gardens to both the front and rear, with an assortment of floral rose bushes which enhance the frontage during the seasons.

There is a fantastic sized double garage with a subway driveway allowing plentiful parking with



the opportunity to slightly widen the driveway for access

The property as previously mentioned has versatile accommodation having five bedrooms with two to the first floor. There is scope to add an additional dormer to create a more conventional layout to the first floor that would also take full advantage of the surrounding field views.

To the ground floor you are immediately greeted by a spacious hallway with a feature spiral staircase. There is a spacious lounge with an attractive outlook as well as a feature modern fireplace with a wood burning stove. The spacious dining kitchen leads onto the rear conservatory with its uninterrupted views over the gardens and land, of course the rear also creates an opportunity to extend the existing accommodation. There are a further three ground floor bedrooms, served by a spacious family bathroom which benefits from a bath and separate shower cubicle.

The property is warmed by gas central heating provided by a propane tank. A property like this with its accompanying land and surrounding views is a rarity within this sought-after village location. The property also offers the distinct advantage of no upward chain.

Entrance Hall

Having a double glazed front entrance door with obscure glazed panel. Built in storage cupboard with double doors hanging rail & shelving below. Radiator, secondary double built-in storage cupboard, wall light point. Spiral staircase to the first floor.

Lounge 18' 6" x 13' 5" (5.64m x 4.09m)

Having a UPVC double glazed window to the front & side aspect with views over the adjoining fields. Wall light points, coving to ceiling, radiator. Feature fireplace having an inset housing a wood burning cast-iron stove set upon a black granite hearth with exposed timber mantle. Double part glazed doors opening into:-

Dining kitchen 13' 5" x 13' 10" (4.10m x 4.21m)

Having a range of cream wall mounted cupboard and base units with fitted worksurface over incorporating a 1 1/2 for single drainer stainless steel sink unit with mixer tap over. Bosch four ring ceramic hob with extractor over. Separate Neff electric double oven and combination grill.

Utility room

Plumbing for washing machine and dishwasher. Space for an undercounter fridge, Glazed display cabinets, store cupboard. UPVC double glazed window to rear aspect, tiled flooring, coving to ceiling, radiator, recessed lighting to ceiling. Timber part glazed doors giving access into the conservatory

Conservatory 9' 8" x 13' 10" (2.94m x 4.22m)

Consisting Of UPVC construction with a polycarbonate roof and a brick base. Having UPVC double glazed windows to rear and side aspect giving uninterrupted views over the garden and adjoining land. UPVC double glazed French doors giving access out onto the patio and gardens. Wall light point

Bedroom One 12' 4" x 10' 11" (3.77m x 3.33m)

Having a UPVC double glazed window to front aspect, radiator, coving to ceiling, wall light points.

Bedroom Two 11' 11" x 9' 5" (3.63m x 2.87m)

Having a UPVC double glazed window to the rear aspect overlooking the gardens stables and adjoining land. Radiator, wall light point.



Bedroom Three 7' 0" x 10' 11" (2.14m x 3.33m)

Having a UPVC double glazed window to side aspect, radiator.

Family Bathroom 8' 1" x 7' 2" (2.46m x 2.19m)

Having A panelled bath, WC and wash hand basin set within a vanity storage unit with worksurface & gold effect fitments. Separate corner set shower cubicle with a thermostatically controlled shower. Chrome heated towel radiator, part tiled walls, tiled floor, coving to

ceiling, UPVC double glaze window to rear aspect. Electric light and shaver point.

First Floor Landing 9' 1" x 6' 6" (2.76m x 1.97m)

Having internal windows.

Bedroom 9' 3" x 10' 8" (2.81m x 3.25m)

Having a UPVC double glazed window to side aspect, radiator, built in storage cupboard extending to the eaves.

Bedroom 13' 3" x 9' 1" (4.03m x 2.77m)

Having a UPVC double glazed window to side aspect with views over the adjoining fields. Radiator, built in storage to eaves.

Garage 16' 7" x 18' 3" (5.06m x 5.55m)

uPVC window to side aspect, metal up and over door, electric light and power.

Stable block

Having a concrete apron with stabling for 3 horses including a double sized stable. There is an external water feed accessible from the main house. Stable One 3.49 m x 2.96 m. Stable Two 3.49 m x 2.95 m. Stable Three 6.53 m x 3.54 m.

Externally

The accompanying land extends to approximately 2 acres (see plan) & is fully enclosed with gated access.

Garden

There are attractive lawned gardens to both the front and rear of the property with the rear gardens extending out to the adjoining land. There is a propane gas cylinder providing gas to the property and a separate tank which is for sole use of the property.

Store

Attached rear store accessible to the rear of the stables providing storage.

Note:

EPC Rating: E

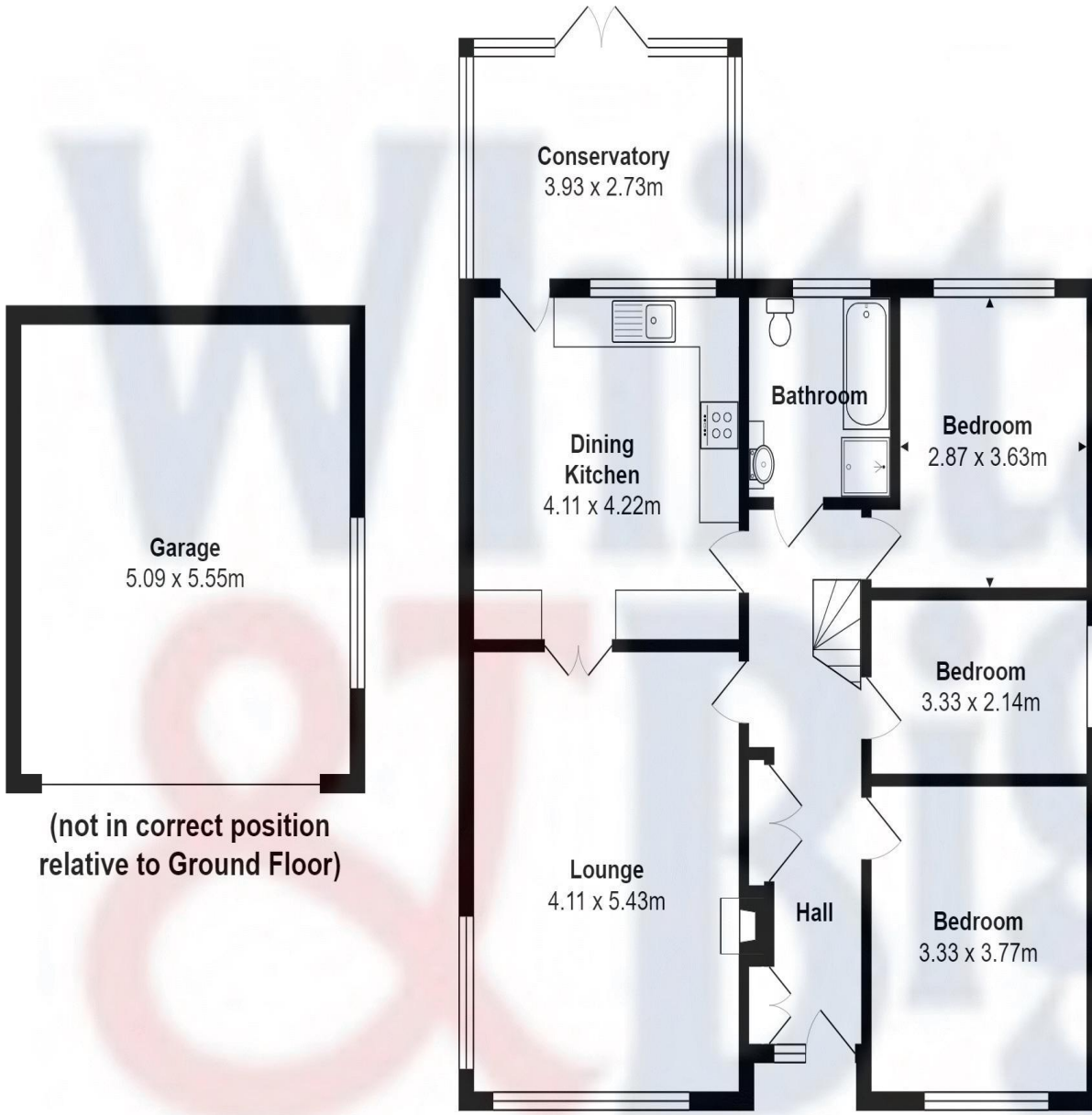
Council Tax Band: D

Tenure: Freehold







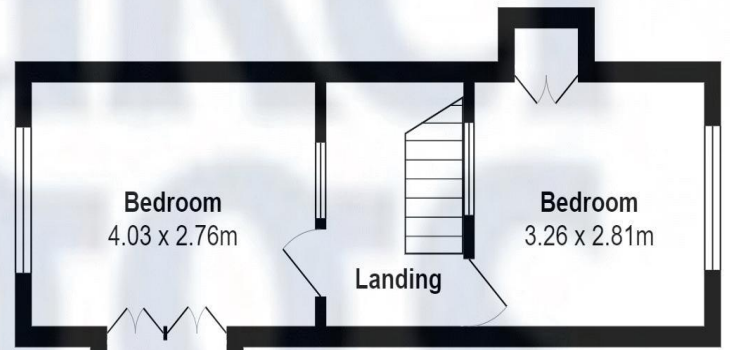


(not in correct position relative to Ground Floor)

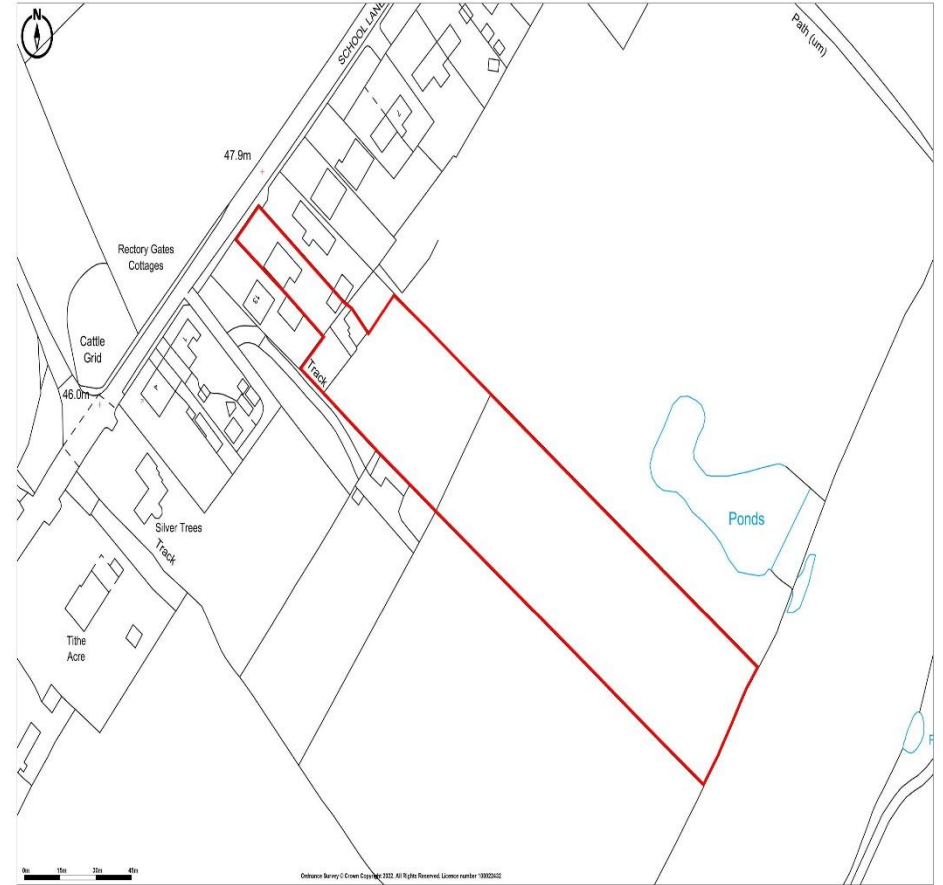
Ground Floor

Total Area: 160.0 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Second Floor



Promap
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2022. All Rights Reserved. Licence number: 10002022
Easting: 410243
Photograph Size: A4

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with nonstandard lenses

16 High Street
Congleton
Cheshire
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

